



**265 Bridlemeadows Common SW
Calgary, Alberta**

MLS # A2302149



\$685,000

Division:	Bridlewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,732 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: One Remote control for the garage door opener

Welcome to this beautifully, newly updated 3-bedroom, 2.5-bathroom family home, ideally located on a quiet cul-de-sac—perfect for peaceful living with minimal traffic. Thoughtfully refreshed throughout, the home features stunning luxury vinyl plank flooring in a timeless herringbone design, complemented by modern neutral paint tones and updated, modern light fixtures that create a bright, contemporary feel. The functional layout offers comfortable family living with inviting spaces to gather and unwind. The kitchen and living areas flow seamlessly, making everyday living and entertaining effortless. The kitchen provides plenty of work space and storage, with deep drawers and a walk-in pantry. High-end Stainless Steel appliances complement the decorastone counter-tops, and modern fixtures. A main level 2-piece powder room, offering a new vanity, mirror, light fixture, and toilet, adds practicality for guests. Upstairs, you’ll find new plush carpeting with a heavy-duty underlay, a generous bonus room with a cozy gas fireplace, and vaulted ceilings. Three well-sized bedrooms, including a spacious primary retreat complete with a walk-in closet and a private 4-piece ensuite bath, complete this upper level. Both the ensuite and main bath have been updated with new composite, integrated counter-tops and sinks, new mirrors and light fixtures, as well as new water-saving toilets. The additional bedrooms are perfect for family, guests, or a home office, and are serviced by a full bathroom for added convenience. Large windows provide plenty of natural light and are adorned with newer, modern window coverings. Step outside to enjoy the large backyard, complete with a durable composite deck—ideal for summer barbecues, relaxing evenings, and plenty of room for kids or pets to play. Additional upgrades include a newer furnace, central air

conditioning, and a hot water tank, providing comfort and peace of mind year-round; all replaced in May of 2025. Conveniently located close to schools, shopping, and major transportation routes, this home offers the perfect balance of quiet living and everyday accessibility. A move-in ready home in a desirable, family-friendly location—this one checks all the boxes.